

Your submission to Proposed National Policy Statement for Highly Productive Land

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What are the pros and cons of requiring highly productive land to be spatially identified?

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Strongly favoured to preserve this vital resource

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Is the identification of highly productive land best done at the regional or district level? Why?

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Both

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What are the likely costs and effort involved in identifying highly productive land in your region?

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Readily identifiable by productive history for much. Preservation of other areas until detailed analysis .

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What guidance and technical assistance do you think will be beneficial to help councils identify highly productive land?

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Agricultural Industry representative and bioscientists

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Should there be a default definition of highly productive land based on the LUC until councils identify this? Why/why not?

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Yes. To expedite protection

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What are the key considerations to consider when identifying highly productive land? What factors should be mandatory or optional to consider?

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Production, proximity to local market, rarity

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What are the benefits and risks associated with allowing councils to consider the current and future availability of water when identifying highly productive land? How should this be aligned with the Essential Freshwater Programme?

Notes

Must be considered

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Should there be a tiered approach to identify and protect highly productive land based on the LUC class (e.g. higher levels of protection to LUC 1 and 2 land compared to LUC 3 land)? Why/why not?

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No. All productive land is valuable and values may be enhanced by users

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How can this policy best encourage proactive and transparent consideration of highly productive land when identifying areas for new urban development and growth?

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By NPS which protects as a default position and which provides some protection to all agricultural lands

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How can the proposed National Policy Statement for Highly Productive Land best align and complement the requirements of the proposed National Policy Statement on Urban Development?

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Should over-ride NPS-UD

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Should the National Policy Statement provide greater direction on how to manage subdivision on highly productive land (e.g. setting minimum lot size standards for subdivisions)? If so, how can this best be done?

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No

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Should the proposed National Policy Statement encourage incentives and mechanisms to increase the productive capacity of highly productive land (e.g. amalgamation of small titles)? Why/why not?

Notes

No Small scale is best in many situations and maximises ownership.

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How can the National Policy Statement best manage reverse sensitivity effects within and adjacent to highly productive land?

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Protect from reverse sensitivity.

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How can these policies best assist decision-makers consider trade-offs, benefits, costs and alternatives when urban development and subdivision is proposed on highly productive land?

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By stating priority of land protection

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Should the policies extend beyond rural lifestyle subdivision and urban development to large scale rural industries operations on highly productive land? Why/why not?

Notes

Yes, these may significantly affect such land